



AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 5, 2007
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER**
- 2. HEAR CITIZENS**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST**
- 4. CONSENT AGENDA (Items may be removed at the request of two Commission members.)**
 - A. Approval of minutes from the [workshop](#) and [regular](#) meetings on March 1, 2007.**
 - B. CONSIDERATION – Master Plan [MP07-02](#)** **J. Dean**
Proposed master plan of Brazos Christian School Subdivision, consisting of 20.60 acres of land located at 3000 West Villa Maria Road in Bryan, Brazos County, Texas.
 - C. CONSIDERATION – Final Plat [FP07-07](#)** **L. Guindi**
Proposed final plat of Bryan Industrial Park Subdivision – Phases 3, consisting of 22.5 acres of land located on North Harvey Mitchell Parkway near the intersection with Phil Graham Boulevard in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF RESUBDIVISIONS

- 5. PUBLIC HEARING/CONSIDERATION – Replat [RP07-02](#)** **J. Dean**
Replat of Lots 9 thru 11, Block 7, Winters Addition, being 0.746 acres of land at the intersection of South Texas Avenue and Dodge Street in Bryan, Brazos County Texas.
- 6. PUBLIC HEARING/CONSIDERATION – Replat [RP07-04](#)** **R. Haynes**
Replat of the remainder of Lots 1 thru 4, Block 1, McCullough's Addition, being 0.6 acres of land near the intersection of William Joel Bryan Parkway, Tatum Street and Bois D'Arc Street in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF VARIANCES (Commission has final approval; appeals may be directed to City Council.)

- 7. PUBLIC HEARING/CONSIDERATION – Planning Variance [PV07-13](#) M. Zimmermann**
A request for a 12-foot variance from the minimum 25-foot front building setback generally required on lots in residential zoning districts, to allow construction of a new single-family residence planned to extend within 13 feet from the front property line at 708 East 21st Street, on the east 46 feet of Lot 5 in Block 76 of Bryan Original Townsite in Bryan, Brazos County, Texas.
- 8. PUBLIC HEARING/CONSIDERATION – Planning Variance [PV07-14](#) M. Zimmermann**
A request for a 7-foot variance from the minimum 15-foot side building setback generally on residential lots adjoining a local street, to allow construction of a new single-family residence planned to extend within 8 feet from the east side property line at 708 East 21st Street, on the east 46 feet of Lot 5 in Block 76 of Bryan Original Townsite in Bryan, Brazos County, Texas.
- 9. PUBLIC HEARING/CONSIDERATION – Planning Variance [PV07-15](#) R. Haynes**
A request for a 28-foot variance from the minimum 50-foot driveway throat depth required on properties adjoining arterial streets, to allow a new driveway with a planned throat depth of 22 feet at 100 Tatum Street, on Lot 1R, Block 1 of McCullough Subdivision in Bryan, Brazos County, Texas.

REQUEST FOR APPROVAL OF REZONING (Commission makes recommendation; City Council has final approval.)

- 10. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ07-16](#) M. Zimmermann**
A request to change the zoning classification from Residential District – 7000 (RD-7) to Residential - Neighborhood Conservation (R-NC) on all 128 lots in the Culpepper Manor Subdivision – 1st Installment, located in Bryan, Brazos County, Texas.

11. COMMISSION CONCERNS

12. ADJOURN

FOR INFORMATION ON TDD, SIGN LANGUAGE INTERPRETATION, OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT [\(979\) 209-5120](#) AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING.